

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, (ASSUMED BEING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 33.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE MONON RAILROAD, THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS WEST ON OF THE HEREIN DESCRIBED REAL ESTATE, THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST 452.17 FEET TO A POINT ON THE EAST LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NO. 97-45976 (EXHIBIT D) OF THE CLERK OF THE CLERK OF HAMILTON COUNTY, INDIANA, THENCE NORTH 00 DEGREES 27 MINUTES 49 SECONDS WEST ON SAID EAST LINE 822.99 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 84 DEGREES 20 MINUTES 20 SECONDS WEST 100 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 84 DEGREES 20 MINUTES 20 SECONDS WEST 100 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST ON SAID EAST RIGHT-OF-WAY LINE OF SAID MONON RAILROAD, THENCE SOUTH 00 DEGREES 09 MINUTES 49 SECONDS EAST ON SAID EAST RIGHT-OF-WAY, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 512 ACRES, MORE OR LESS.

PARCEL 7-

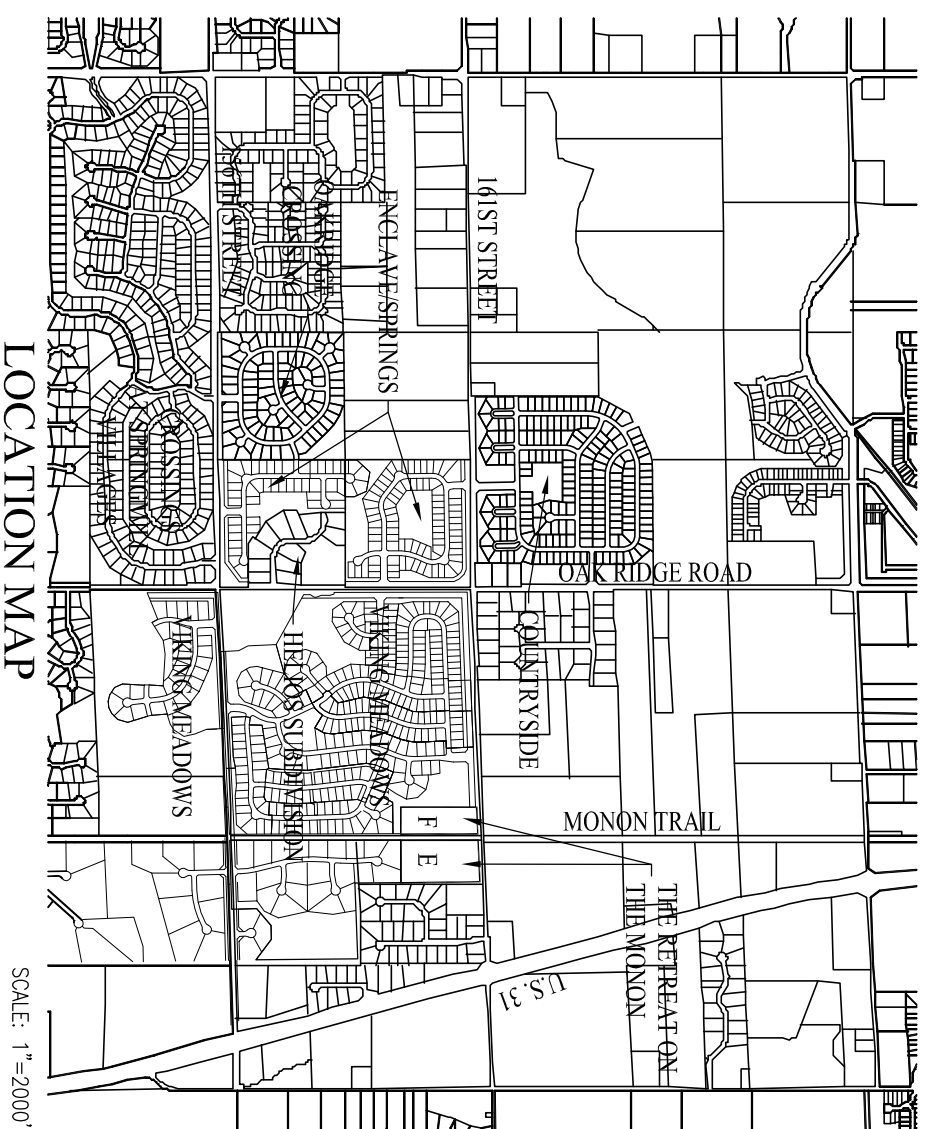
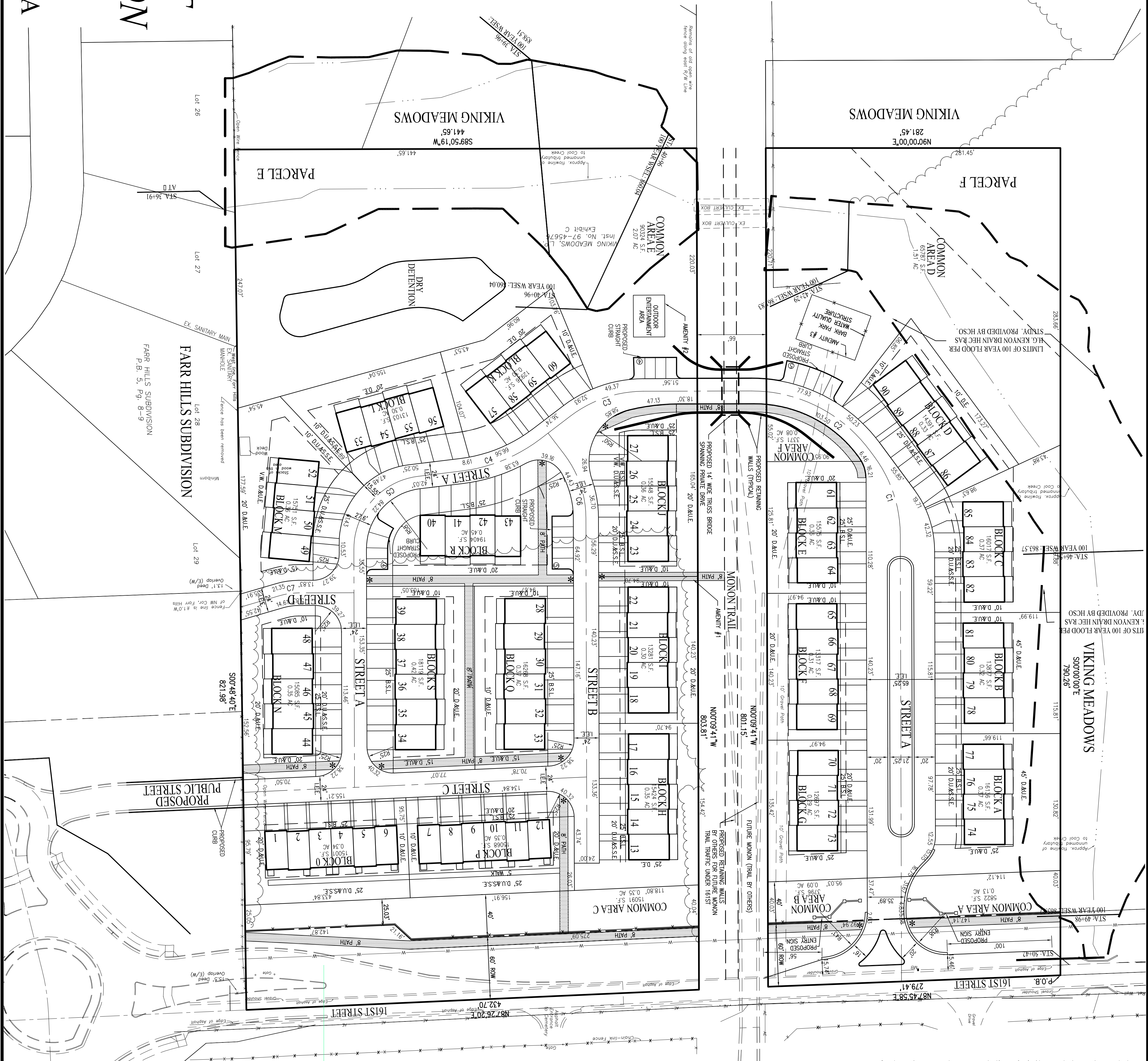
A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, (ASSUMED BEING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 227.46 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE, THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS WEST ON OF THE HEREIN DESCRIBED REAL ESTATE, THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS EAST 452.17 FEET TO A POINT ON THE EAST LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NO. 97-45976 (EXHIBIT D) OF THE CLERK OF THE CLERK OF HAMILTON COUNTY, INDIANA, THENCE NORTH 00 DEGREES 27 MINUTES 49 SECONDS WEST ON SAID EAST LINE 822.99 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 84 DEGREES 20 MINUTES 20 SECONDS WEST 100 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 84 DEGREES 20 MINUTES 20 SECONDS WEST 100 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST ON SAID EAST RIGHT-OF-WAY LINE OF SAID MONON RAILROAD, THENCE SOUTH 00 DEGREES 09 MINUTES 49 SECONDS EAST ON SAID EAST RIGHT-OF-WAY, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 512 ACRES, MORE OR LESS.

LEGEND

- 21 LOT NUMBER
- D.U.K. S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- I.E.C. INGRESS, EGRESS EASEMENT
- D.U.L.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE (35') TYP.
- V.W. D.U.L.E. VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
- HORSE FENCE PER PID
- PROPOSED PARKING SPACES
- A/R RAMP
- EXISTING CONTOUR
- EXISTING FENCE
- P.O.B. POINT OF BEGINNING
- A.C. ACRE
- ROW RIGHT OF WAY
- E.X. EXISTING
- W. EXISTING WATER
- DESIGN DATA
- CURRENT ZONING: P.U.D.
- TOTAL ACRES: 13.52 AC.
- TOTAL LOTS: 90 LOTS
- TOTAL BLOCKS: 19 BLOCKS
- TOTAL COMMON AREA: 423AC.
- (0.13% TYPICAL GREEN SPACE)
- PARKING: 18 SPACES
- PRIVATE STREETS: 2,171 L.F.
- PUBLIC STREETS: 299 L.F.
- ALL STREETS ARE TO REMAIN PRIVATE UNLESS NOTED OTHERWISE.

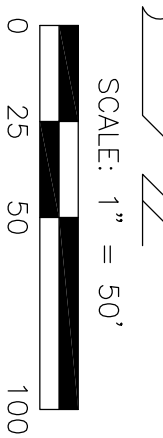
PRIMARY PLAT
THE RETREAT ON
THE MONON
WESTFIELD, INDIANA



PLANS PREPARED BY
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WEIHE ENGINEERS
DATE: APRIL 25, 2014

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